



C. NADA COMPANY'S OFFICE,

Frederick Street, Toronto, 5th June, 1843.

THE CANADA COMPANY

HAVING had numerous enquiries from various parts of British North America, and especially from the United States, upon Canada West, (late Upper Canada,) by Settlers, who are anxious to migrate to this section of the Province, have been induced to arrange those questions, with the respective answers, and to print them in a form for general circulation; believing that as the data is furnished by intelligent and experienced gentlemen, who have readily contributed their assistance, the information herein given, in a succinct form, will prove very useful and interesting to those individuals who may contemplate moving into CANADA WEST.

QUERY No. 1.—*Situation of the Company's Lands, particularly as to Roads/Navigable Waters, &c.?*

ANSWER.—The Company have Lands in almost every part of Canada West; they consist of scattered Lots of 200 acres each, and of blocks: The principal block, of about 1,000,000 acres, is the Huron District, situated on Lake Huron, with a lake frontage of sixty miles, intersected by two grand leading roads, on which more pains and labour have been bestowed, than on any other roads of the same extent and magnitude in the Province. (See account of the Huron District, given in "A Statement of the Satisfactory Results which have attended Emigration to Upper Canada," published by Smith & Co., No. 65, Cornhill, London, 1842. See, also, the separate memorandum upon that District, and the Company's prospectus for this year, (1844,) which may be had at their Offices.) The other blocks, of from 3000 to 9000 acres, lie in the Western District, and are in most cases within six to eight miles of navigable water. The roads in the Western District, owing to the proximity of navigable waters, have not hitherto been so closely attended to as in many other parts of the Province; excellent plank roads, however, are now in actual progress. The scattered lots contain from 80 to 200 acres each, and are to be met with in almost every Township in the Province, and generally surrounded by settlements.

QUERY No. 2.—*Price, per Acre, of the Company's Lands?*

ANSWER.—The prices of the Company's lands vary considerably, but the following may be considered as near the average, in the several portions of the Province:

	S.	D.	S.	D.
Huron District	11	3	15	0
Western District	8	9	12	6
London, Brock, and Talbot Districts	12	6	17	6
Gore District	11	3	17	6
Wellington District	11	3	25	0
Home and Simcoe Districts	8	9	17	6
Newcastle, Colborne, Midland, and Victoria Districts	8	9	15	0
Johnstown District	2	0	15	0
Bathurst, Eastern, Ottawa, and Dalhousie Districts	2	0	12	6

Some few lots in each District may be higher in price than the above quotations.

QUERY No. 3.—*The Price of Clearing Wild Lands, and how Cleared?*

ANSWER.—The clearing of wild land is always to be understood as clearing, fencing, and leaving ready for a crop, in ten acre fields, the stumps and roots of the trees alone being left to encumber the operations of the farmer. The price varies greatly according to circumstances, but may be quoted as \$10, or £2.10s. currency, in moderately timbered land in old settlements, and increasing according to remoteness of the settlement to £3—and even to £4 10s. per acre: The payment at these prices is always understood to be made in cash, except a special written bargain to the contrary is entered into. The plain lands being very thinly timbered, cost less for clearing, but require a more expensive mode of tillage; although plain farmers, or those farmers who improve upon that system, generally get a return for their labour in a much shorter time. Plains are generally sandy, and yield a regular, average and certain crop, without reference to the seasons. It requires a larger capital to commence operations on plain than on timbered lands.

QUERY No. 4.—General Rotation of Crops, and Mode of putting them into the Ground?

ANSWER.—As Wheat (the boast of Canada) succeeds best on a new fallow, (newly cleared and burnt land being so called,) it is always the first crop. Farmers with capital, seed the fallow down with grasses, and wait five or six years, but the farmer with limited means puts the land into crop the next year, either with potatoes or Spring grain; then follows wheat again, every alternate year, until he has power to clear enough new land for his wheat crop each year,—when the old land is laid down in meadow, and otherwise cropped, without much attention to the usual general rules of good farming, until the stumps rot sufficiently to admit of the free use of the plough. The best English and Scotch farmers then adopt the customary three or four field system, or otherwise Wheat and Winter and Summer fallow, each alternate year: The first crops are always put in with the harrow alone. It is, however, almost impossible to speak positively in reply to this question, as it seems to be quite a matter of convenience, or perhaps caprice, as to the manner in which the cultivation shall proceed. We have farmers from all parts of Great Britain, Europe, and the United States, and each person assimilated the practice, as much as possible, to the customs to which he has been used—or thinks best for the country.

QUERY No. 5.—Produce of Crops in average years, per Acre?

ANSWER.—The produce, per acre, of all crops, varies much from year to year in Canada, owing to the late and early frosts. It is, however, generally considered that the following is a fair average of ten years:—Wheat, 25 bushels; Barley, 30 bushels; Oats, 40 bushels; Rye, 30 bushels; Potatoes, 250 bushels per Acre.—Swedish Turnips, Mangel Wurzel, and other roots of a similar kind, are not generally sufficiently cultivated to enable an average yield to be given, but it may very safely be said that, with similar care, culture, and attention, the produce will not be less per acre than in England. Flax is sometimes cultivated on a small scale for the seed, but although many parts of the Province are especially well adapted for its extensive and profitable production, little of either Flax or Hemp is yet grown, although there is little doubt that it soon will attract attention.

QUERY No. 6.—Cost of the usual and necessary Farm Buildings and Furniture?

ANSWER.—A comfortable Log House, 16 feet by 24, two floors, with shingled roof, £9; Log Barn, 24 by 40 feet, £10; Frame House, of same dimensions, £20; Do. Barn, £70; suitable Sheds, &c., £20. Tables, 10s. to 17s. 6d.; Stump Bedsteads, 15s. to 20s. each; Chairs, per dozen, £1 5s.; Boilers, Saucepans, Kettles, Knives and Forks, &c. &c., about 50 per cent. over the usual Sterling retail prices in England. It must be borne in mind that the Settler very seldom spends money in erecting his buildings, they being generally built by himself, with the assistance of his neighbours, and added to as his wants and increasing prosperity may from time to time require. The cost of Household Furniture, whether the quantity required, varies with the ideas of almost every family. In most cases, the Household Furniture of a new settler will not be found to exceed in value £10; sometimes not half that sum, and is often altogether manufactured by the Settler himself.

QUERIES No. 7 & 8.—Prices of various kinds of Farm Live Stock? Do. of Dead Stock? Do. of Clothing? Do. of Provisions?

ANSWER.—Yoke of Oxen, £10 to £12 10s.; Cows, £2 10s. to £3; Farm Horses, each, £10 to £15, lower in some Districts; this kind of property has fallen to value one-third within the last two years. Sheep, 10s. to 30s. each.

Wagon, £15 to £20; double Harness, £6 to £7 10s.; common Saddle and Bridle, £3 15s.; a pair of Drags, £1 10s.; Ploughs, £1 15s.; Winnowing Machines, £6 to £6 15s.; Pails, 2s.; Sacks for grain, 1s. 3d. to 1s. 6d. each; American Scythes, 4s.; Reap Hooks, 1s. 9d. to 2s. 10d.; Farmers' Sleigh for produce, £7 to £7 10s.; Spades, 3s. 9d.; Bedding Feathers, 1s. 10d. per lb.; Wool, 1s. 2d. per lb.; Hay, £2 10s. per ton; Oats, 1s. per bushel.

Clothing, 50 per cent. addition on old country prices; Crockery and common Cutlery of all kinds, very cheap.

Provisions.—Pork, 15s. to 20s. per 100 lbs.; Flour, £1 per barrel of 106 lbs.; Cheese, £1 10s. per cwt.; Butter, £2 10s. per cwt.; Whisky, 1s. to 1s. 3d. per gallon; Beef, £1 to £1 5s. per cwt., sometimes lower; Oatmeal, 7s. per cwt.

The average of the prices of Wheat at Toronto, per bushel of 60 lb., from the year 1832 to 1843, is here given, as the most approximate scale ruling those of other parts of Canada West:—

Years.	s.	d.	Years.	s.	d.	Years.	s.	d.
1832	4	6	1836	5	0	1840	4	0
1833	4	2	1837	8	0	1841	4	5
1834	3	4	1838	6	6	1842	4	1
1835	3	0	1839	6	0	1843 first 3 months	3	3

QUERY No. 9.—Time when the Frost puts an end to Farming Operations, and when it leaves the Ground?

ANSWER.—The time of the setting in of the Frost, and of its departure, varies in Canada extremely in different years. But no prudent man ought to calculate on being able to do any thing in the open field after the first of November, or before the first day of April. Fodder must be provided for Cattle sufficient to last till the middle of May, as although a surplus may be left from the early setting in of the Spring, yet cases have been known (and the present remarkable year in the United States and Canada amongst the number) of great distress prevailing from want of proper attention on this head.

QUERY No. 10.—Farmers' Avocations during Winter?

ANSWER.—The new Settler's avocations during the Winter Months are generally confined to taking care of his cattle and chopping,—that is, felling and cutting up the trees ready for burning in the Spring. The underbrush must be cleared off before the snow falls. The family, when industrious, find their time fully employed in spinning and other female occupations; and, when it is considered that almost every article of convenience or luxury must be made at home or be dispensed with, it may easily be imagined that the duties of a Farmer's Wife and grown-up Daughters are numerous and unceasing,—for in proportion with their industry and abilities will be their domestic comfort and happiness. In the Summer, from the scarcity of labour, all assist in the fields,—the child of even five years old being usefully and healthily employed in some occupation befitting his age and strength. Amongst too many Canadian Farmers, however, the Winter is a season of idleness and enjoyment, a great portion of it being spent in amusement and visiting, to the manifest neglect of their farms and impoverishment of themselves and families.

QUERY No. 11.—What description of Fruits and Garden Produce does Canada afford?

ANSWER.—All the Fruits generally found in England thrive remarkably well in Canada—but the Plum, Apple, Strawberry, Raspberry, and Melon, attain a luxuriance of growth and perfection unknown in England. The Melon planted in the open ground in most years produces excellent crops. In many places Vines prosper well. Peaches are indigenous South of the parallel of 43°, or if not absolutely indigenous, grow rapidly from the stone and bear fruit within a few years, although good and rich flavoured Grapes and Peaches are seldom met with owing to their culture being neglected. The same observations apply to all Garden produce, which will attain a degree of luxuriance unknown perhaps in Britain, with far less care and culture.

QUERY No. 12.—Wages of Male and Female Servants, and Prices of Job Work, such as Carpenters and other Tradesmen?

ANSWER.—Farm Servants per month, with Board, £2; Ditto, without Board, £3. Female Servants, £1 per Month, with Board. Day Labourers, 3s. 9d. without Board. The Wages of Carpenters and other Tradesmen vary considerably according to the ability of the workman—they all range, however, between 5s. and 10s. per day, taking these as the lowest and highest prices.

QUERY No. 13.—Taxes payable by the Settlers?

ANSWER.—Great alterations have lately been made in the Laws relating to Assessments—the whole power being now vested in the several District Councils, to impose what Taxes they please, up to a certain limited sum in the Pound, on the valuation of property. Each District elects its own Council, and may therefore be said to Tax itself. All the Taxes raised by the Council are expended within the District. Alterations are expected to be made in the District Council Act during the coming Session of the Legislature; it is perhaps useless to go into particulars—but all the Taxes taken together are extremely trifling, and to an old countryman or person from the United States, will scarcely be felt, being only 1½d. in the £1, upon assessed property.

QUERY No. 14.—Public Offices liable to be served by Settlers?

ANSWER.—Every Householder is liable to serve in the Township where he resides, the following Offices, viz:—Pound Keeper, Fence Viewer, Road Master, Township Clerk, Assessor, Collector, and School Commissioner. The Statute requires District Councillors to possess Freehold Property of the value of £300; Members of Parliament to the value of £800. Freeholders only are eligible to vote for Members of the Provincial Parliament.

QUERY No. 15.—Places of Religious Worship and Schools?

ANSWER.—Places of Religious Worship are numerous throughout Canada. Some idea may be formed of this, by stating the fact, that, in the Town of Guelph there are seven Churches and Chapels; in Chatham, W. D., four Churches: both these places are comparatively new settlements. As to Schools—in Towns and well-settled Localities, Education is cheap in the extreme, and good. In the country and new settlements, so good a selection cannot be made, but there are few parts of Canada where a man can be at a loss to give his children a decent English Education at a very cheap rate. In the new District of Huron, there are twenty-five places of religious worship, and numerous schools.

QUERY No. 16.—Climate of Canada West, and the Highest and Lowest Temperature?

ANSWER.—It is impossible better to answer this question, than by referring to the Government Meteorological Observations, made at Toronto, for the years 1841 and 1842, from which the following Mean is taken:

Mean degree of Temperature, by Fahrenheit's Thermometer.	Jan.	Feb.	Mar.	April.	May.	June.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	
1841.	24°	23°	31°	42°	57°	69°	64°	65°	59°	40°	36°	24°	The parts of a Degree are omitted.
1842.	26°	26°	33°	55°	50°	52°	62°	63°	53°	48°	34°	22°	
Mean in inches, ascertained during 1842.	3.170	1.825	3.150	3.740	1.275	5.733	3.050	2.300	6.160	5.175	5.310	0.880	

QUERY NO. 17.—The probable expense of supporting a Family of five or six grown persons until they could get sufficient from the Land to support themselves?

ANSWER.—Information from several persons has been received on this head: the amount must necessarily vary according to the wants and usages of the family. Many persons will do with one-half of what others require—and it is impossible, therefore, to give any decided information on this point,—the prices of produce and provisions before given, will enable each individual to judge for themselves,—but the medium may perhaps fairly be taken at £36 for a family of six grown-up persons for twelve months, in which time an industrious family should be able to raise a crop for themselves.

QUERY NO. 18.—Are Wild Beasts troublesome to new Settlers?

ANSWER.—No. Some severe seasons, Wolves may annoy the Farmer, but to a small extent. Sheep are, however, in the more settled districts, generally protected by a fold; and the Farmer may now and then lose a stray Hog by the Bears—but many men have been settled ten years in the Province without seeing either Wolf or Bear.

QUERY NO. 19.—What is the common Game of the Country?

The game in some parts is plentiful, and consists of Deer, Wood Grouse (called Partridges), Quails, Rabbits (called Hares), and great variety of Wild Ducks and Geese. Wild Turkeys are numerous in the London and Western Districts. Fish are also most abundant in all the Lakes and Rivers, and excellent of their kind; but an observation made by an old Farmer and wealthy Settler may be added to this answer, as it is a very true one, viz.—That a new Settler can earn a Quarter of Beef in the time which it takes him to hunt for a Quarter of Venison.

QUERY NO. 20.—Cost of Transportation by the Navigable Waters, and afterwards by Land, to the Company's Settlements?

ANSWER.—The Cost of Conveyance by Steamboats varies slightly each year, but the following rates of Passage will be found sufficiently correct:—

From Montreal to Toronto	Cabin, £3 10 0	Steerage, £1 10 0
From Montreal to Hamilton	" 3 15 0	" 1 12 6
From Toronto to Hamilton	" 0 5 0	" 0 2 6
From Kingston to Toronto	" 1 5 0	" 0 10 0
From Rochester to Toronto	" 1 0 0	" 0 10 0
From Lewiston to Toronto	" 0 10 0	" 0 5 5

Land Carriage, that is, the hire of a Team of two Horses, Waggon and Driver, which will take 18 cwt. of load, may generally be reckoned at 8d. per mile to the journey's end,—supposing the Team to come back empty, cheaper land travelling than this can, however, often be obtained by making a bargain.

* Opposition; and rates are lower just now.

QUERY NO. 21.—Communications with the United States?

ANSWER.—Steamers ply daily from Lewiston, Queenston, and Niagara, to Toronto and Hamilton, distant 40 miles. There are two Steamers plying three times a-week from Rochester to Toronto, Kingston, and Hamilton. The distance, by Railway, from Buffalo to Lewiston, is 20 miles. The *Kent* Steamer leaves Buffalo every Monday and Thursday for Port Stanley, opening an easy, cheap, and quick communication with the London, Huron, Western, Talbot, Brock, and Gore Districts. The *Waterloo* Steamer plies between Buffalo and Chippewa, from whence there is a Railway to Queenston. The Steamer *Brothers*, Captain Eberts, in connection with a daily line of Stages from London, leaves Gatham, in the Western District, for Detroit and Amherstburgh, Monday, Wednesday, and Friday mornings,—returning the alternate days, at seven o'clock, a.m.

NOTE.—The prices given are in Halifax Currency, of which \$ 1, or 5s., is equal to 8s. York.

With reference to the prices given in this statement, it will be well to bear in mind, that the last twelve months has been a period of extraordinary depression in the value of Agricultural Productions, and that prices have ruled lower than has been known for many years. There have been many causes acting to this result, but perhaps the leading cause has been the *free* introduction into Canada, of United States produce. The Provincial fiscal regulations, which will be in force next month, will, it is expected, operate beneficially to the Canadian Agriculturist; and if to those the *free* importation of Canadian produce into the United Kingdom, be conceded by the Imperial Government, the prosperity of this Province will be ensured, and numbers of farmers with capital, enabled to hire labour, will, there is reason to believe, emigrate and settle in Canada.

FREDERICK WIDDER,

Commissioner.

The Terms upon which the Company dispose of their lands in Canada West, and the best mode of transmitting money to the Province, will be found in the prospectus of the Company, which, together with all further information necessary for an intending Settler, may be obtained on application, by letter or otherwise, to JOHN PERRY, Esq., Secretary, Canada House, 13, St. Helen's-place, Bishopsgate-street, London.